

Live Work Play... *Retire*

2008

Annual Report



Community Planning



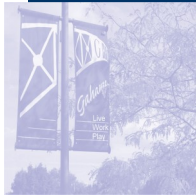
Economic Development



Planning for Gahanna's Future Today



Department of Planning & Development



Prepared by:
Department of Planning & Development

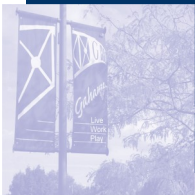
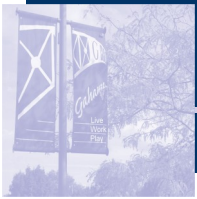


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From the Director

Being named in 2008 as one of the top *20 Best Places to Retire* by Black Enterprise Magazine is a continuing affirmation that Gahanna is adding to its rich community entrepreneurial spirit, business friendly environment, and pursuit of economic sustainability. Our inclusion in the magazine's 2008 listing of ***Best Places to Retire*** is the ultimate acknowledgement of our dedication to making Gahanna now the first place to live, work, play, and retire! The accolade also represents a new opportunity for people to be introduced to Gahanna as a City that has matured from a bedroom community to an economic and culturally viable regional leader.

May 1st through May 4th marked the beginning of a new decade for **Creekside** as the Grand Opening Celebration pumped new blood into what we tout affectionately as "a new heart for Olde Gahanna." Creekside is a 250,000 square foot, mixed used development, with an accompanying 539 vehicle capacity underground and tower parking garage, to meet the demand created by a renewed central downtown district along the picturesque banks of the Big Walnut Creek. Now stands an exciting waterfront development – **a work place** for already 16 new businesses with employment surpassing 100 and- **a live place** of 71 luxury residential condominiums. The new and extended Creekside Park and Plazas are now – **a play place** for the annual summer Blues and Jazz Festival, Holiday Lights, the Farmers Market, the Gallery Walk, paddleboats, bands, entertainment and much more.

2008, marked the final closure NFA notification (No Further Action) for the former Bedford Landfill which remained semi-closed for 25 years. Today, **Central Park of Gahanna** is at the frontier of Ohio's office, commerce and technology parks. Completely remediated, the 200+ acre campus will offer five areas of build-to-suit corporate campuses, for green and LEED certified sustainable office, commerce and technology cluster users. The Golf Academy at Central Park, complete with a driving range, indoor training facility, and 9-hole golf course is located in the center of the development and will open to the public and surrounding businesses in the Summer of 2009. More accolades like the ***Planning for All*** and ***Sustainable Project*** awards presented by the Central Ohio Division of the Ohio Planning Conference (OPC) follow our signature projects - **Creekside Gahanna** and **Central Park of Gahanna**.

While Creekside and Central Park may be our most visible accomplishments of 2008, other major successes include the award of a \$1,000,000 USEPA Revolving Loan Fund Grant; a \$1,000,000 CORF grant for the purchase of the ravine area of Central Park and the temporary location of some 400 of NETJETS office employees to Gahanna. Manor Homes at Hannah Farms was the BIA's selected site for the **2008 "Parade of Homes"** attracting home buying crowds of 26,000. The year 2008 marks the Tenth Year for the Department of Planning and Development to provide an annual report on the successes and accomplishments; as well as the opportunity to highlight all of the department's work functions particularly those that are at times eclipsed by large new developments. These work functions performed by economic development, planning, zoning, code enforcement and building provide the necessary foundation and backbone for more complex long term projects such as Creekside and Central Park.

Given the unparalleled economic times that 2008 presented globally as well as locally, our department is pleased to report that we have accomplished the Mayor's mandate of taking 2008 to the next level. This next level achievement is due to all of the nearly 1800 businesses that choose to call Gahanna 'home.' We appreciate your choice and look forward to a prosperous future.

Sincerely

Sadicka White

Director, Department of Planning and Development

From the Deputy Director

Since my arrival to the City of Gahanna in June of 2008, I have been thoroughly impressed with the degree of partnership between the City of Gahanna and the local business community. Having had the opportunity to work in economic development for another Ohio municipality, I have learned firsthand that the success of the Department of Planning & Development (Development) completely depends upon the active engagement and support of the local business community.

In order to accomplish this, I believe that successful government led economic development initiatives should be targeted towards reducing the risk of private sector investors. In today's economic climate, risk is ubiquitous and reward seems harder to achieve than ever before. That is why the Department has systematically implemented policies and procedures that help reduce the risk of private sector investment.

There are many ways to help reduce the risk of private sector investment. Clear, consistent and accurate information is paramount. Whether in regards to zoning code, building inspection requirements, or economic incentives, the private sector can expect the Department to provide them with the information they need in order to invest within the City of Gahanna. The One Stop Shop within the Department allows the private sector to get its questions answered and application procedures delineated quickly in order to help move projects to completion faster and within budget. Our goal is to have government move at the speed of business.

Another way to help reduce the risk of private sector investment is easy access to information. The Department has strategically gained access to several national business and real estate databases that provide up to the minute data on a wide ranging inventory of real estate and business intelligence. The Department continually provides the local business community with access to these tremendous industry specific information sources, which can help reduce the risk that businesses face when making strategic operational decisions.

Moreover, the Department has trained professionals that have extensive knowledge of various government sponsored business assistance and workforce development programs. The Department strives to help Gahanna businesses access these government sponsored financial assistance programs in order to reduce the cost of making strategic business investments.

Finally, Public/Private Partnerships allow for both businesses and government to reduce the risk of making significant capital investments. The Creekside Project is a wonderful example of how the public sector can partner with the private sector in order to create a transformational economic development engine. Another example of a partnership includes the recent fiber optic infrastructure that the City of Gahanna has installed throughout the community. By partnering with multiple private and public sector companies, the City of Gahanna is transcending the traditional elements of community services by increasing access to broadband information technology. As this particular project comes to fruition, the active engagement of all Gahanna businesses remains pivotal in order to successfully leverage this significant public infrastructure investment.

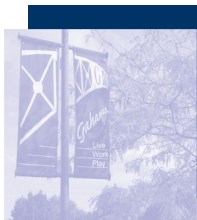
In closing, I would extend my sincere appreciation to all those business owners that choose to operate their companies within the City of Gahanna. I know businesses are more mobile than ever before, so thank you for choosing the City of Gahanna.

Sincerely,



Anthony Jones

Deputy Director, Department of Planning and Development



Planning & Development

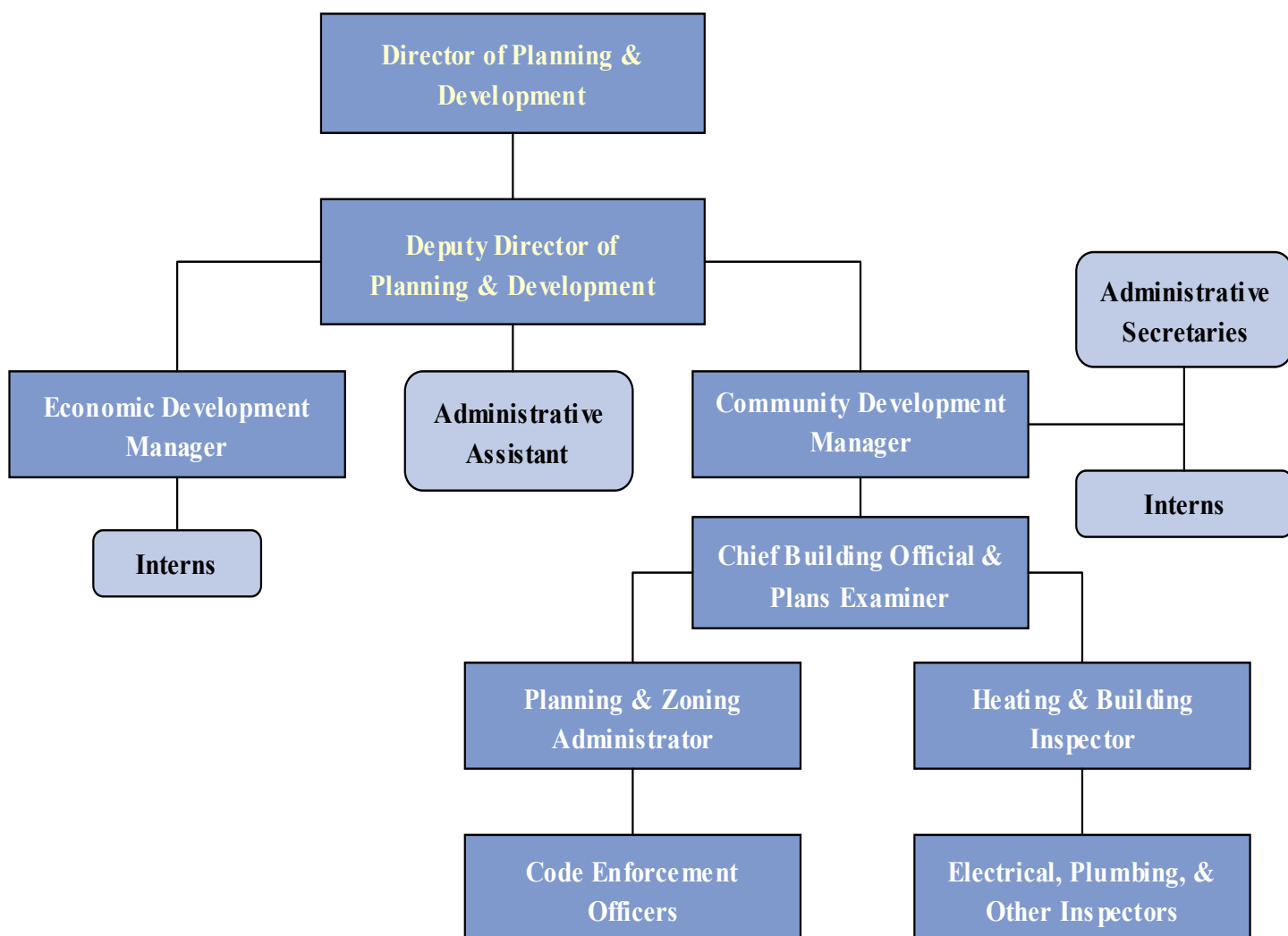
Departmental Organization

Departmental Division Responsibilities:

To better serve our community, the Department has been organized into the Economic Development and Community Development Division. The Economic Development Division is responsible for the Business Retention & Expansion efforts of the City. By acting at the speed of business, the Economic Development Division will be more responsive in addressing the needs of local businesses and more proactive in taking advantage of new business development opportunities.

To reaffirm and strengthen the quality of life by enhancing how Gahanna lives, works and plays as a model community that values its rich heritage and pursues high standards supported by its economic development.

The Community Development Division houses a One-Stop Shop that expedites and facilitates the application procedures of the Planning Commission, Building Inspection and Code Enforcement for new and existing businesses. Together, both divisions are positioned to assist any existing and new business in expanding or establishing their operations in Gahanna.



Planning & Development

Departmental Organization

Economic Development

Residents and area businesses alike have come to value and appreciate the excellent level of service and superb quality of life provided by the City of Gahanna. Essential to maintaining and exceeding such high quality of life expectations is a strong and stable stream of local income tax revenue. Since income taxes are generated from area businesses and residents, the Economic Development (ED) Division is committed to retaining existing businesses and fostering new business development opportunities. By maintaining and expanding the base of local businesses, the ED Division is well positioned to increase the quality of life that residents and businesses have come to expect from the City of Gahanna.

The ED Division recognizes that in today's global economy businesses are more mobile than ever. Therefore, the ED Division has adopted a comprehensive development strategy that is centered on five primary goals: **Share the Gahanna Story, Stngthen our Strengths, Cultivate High Quality of Life, Invest in Our Assets and Focus on Our Customers.** By targeting these five primary goals, the ED Division will successfully leverage its limited resources to help local businesses realize a greater return on their investment.

Community Development

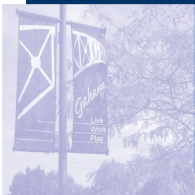
The One-Stop-Shop within the Community Development Division provides one central location where both citizens and businesses can access all the pertinent information encompassing the community development process. Whether it's obtaining a building permit, temporary signage for special events, or scheduling inspections, the One-Stop-Shop is the centralized location where all this information can be found. The CD Division is comprised of four sub-divisions that include Building, Code Enforcement, Planning and Zoning.

Building ensures the health, safety and welfare of the public by making sure structures meet all required building standards. This Division issues permits, reviews plans, provides site construction inspections and enforces building regulations. The division consists of the Chief Building Official and Plans Examiner, Building and Heating Inspector, and electrical and building inspectors

Zoning ensures the health, safety and welfare of the public by enforcing the Codified Zoning Ordinances of the City of Gahanna. The Division designates the permitted uses of land by observing the mapped zones which separate one set of land use from another, prevents new development from harming existing residents or businesses and preserves the "character" of a community. With our evolving environment, the Zoning Division continually strives to update and create new codes to manage current market trends. Approving temporary signs, banners, and fence permits, as well as reviewing all building and development plans help to enhance the "character" of Gahanna.

Code Enforcement works closely with Zoning to enforce and issue citations as needed as they pertain to Gahanna's Planning and Zoning Codes. This includes, but is not limited to, tall grass and weeds, inoperable vehicles, accumulation of junk and debris or fences being built without proper permits. Consistent enforcement helps create an environment where residents and business can come to expect a high quality of life in the city.

Planning unifies the development of the city and its environs by regulating land use and the physical arrangement and aesthetics of city structures. This is accomplished by including comprehensive guidance of the physical, economic, and social environment of Gahanna.



Milestone Updates

Creekside Gahanna

A Grand Opening Indeed



In May 2008, the City of Gahanna celebrated the much anticipated Grand Opening of Creekside Gahanna, a new market-based, mixed-use development along the banks of the Big Walnut Creek. The project boasts 50,000 square feet of office space, 50,000 square feet in restaurant/retail space, 71 luxurious loft condominiums, public plaza and a new underground parking garage with 539 spaces, 389 of which are open to the public. The remaining 150 spaces are private and made accessible to residents living in the condominiums. The garage provides visitors with convenient access to all the amenities of Creekside.

Since its Grand Opening, 30 condominiums are under contract and sixteen businesses now call Creekside home. Together, these establishments occupy 85 percent of the available office space and 70 percent of the available retail space at Creekside. Approximately **180** jobs have been created to date. What had once been an underutilized space is now the heart of Olde Gahanna and the central component in the City's economic development and tourism engine.

"I think it's promoted employment, community activity, interaction, and I think it's beautiful."

2008 Community Survey Response

Businesses that call Creekside home

- ◆ Bread Basket Family Bakery
- ◆ Buck Mulligans Irish Pub
- ◆ Bird-Houk Collaborative
- ◆ C/Suites
- ◆ Casabella
- ◆ Cold Stone Creamery
- ◆ Creekside Conference & Event Center
- ◆ Eckl Parking
- ◆ Golden Nails & Salon
- ◆ Jewels and More
- ◆ Metropolitan Emergency Communication Center
- ◆ Mezzo Italian Kitchen
- ◆ T Bears Florist & More
- ◆ The Candle Lab
- ◆ The Cellular Connection (Verizon)
- ◆ The Wine Guy

Milestone Updates

Creekside Gahanna

Survey Says:

To measure the level of satisfaction and discern public opinion on a variety of issues facing the community, a Community Survey was conducted in October 2008 by CJI Research Corporation. A random sample of 920 registered voters participated in the survey. This gives the City a 95% probability that responses are accurate within +/-3.2%.

"It brings family together and people into the community."
2008 Community Survey Response

Of those respondents, 90% said they had visited Creekside at least once since opening in May 2008 and 69% of respondents said that Creekside was the right type of development for Gahanna.

Olde Gahanna Tax Increment Financing District (TIF) Update:

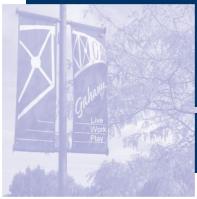
In 2004, the City of Gahanna created a TIF District to finance the public infrastructure improvements of the Creekside development and Olde Gahanna. The public improvements included:

- ◆ Structure and surface public parking facilities
- ◆ Construction and improvements to Creekside Park including:
 - ◆ *new public plazas, community stage, lagoon, ornate water features, sidewalks, streetscapes, pedestrian facilities and the riparian areas along the Mill Race*
- ◆ Construction of bridges and low water crossings
- ◆ Demolition of bridges and low water crossings
- ◆ Underground relocation of electric and other utility lines
- ◆ Replacement of water and sewer lines
- ◆ Reconstruction of streets and alleys, as well as traffic calming and pavement treatments
- ◆ Improvements to the right-of-way

"There are wonderful services and the parking is good."
2008 Community Survey Response

Improvements made to Creekside and Olde Gahanna are being paid for through the TIF by Payment in Lieu of Taxes (PILOTs). Based on a 2007 Pro Forma, Creekside is expected to generate a net revenue of approximately \$14.8 million for the City over 30 years after the municipal bonds are paid back. This is a substantial return on investment and underscores the long-term value of mixed-use, infill development projects like Creekside Gahanna.

2007 Projected Pro Forma	Project Figures	
	In Year 2015	Total Amount by 2037
TIF Payments	\$388,810	\$12,614,774
Parking Revenues	\$233,600	\$3,562,400
Lease Rental Revenues	\$169,800	\$5,009,100
City Income Taxes	\$285,211	\$11,107,905
Gross Revenue Gahanna	\$10,77,421	\$32,294,179
Net Bond Debt Service	754,050	17,415,065
Net Revenue for Gahanna	323,371	14,879,114



Milestone Updates

Central Park of Gahanna

Where Science meets Technology

In June 2008, the City of Gahanna and Central Ohio Community Improvement Corporation (COCIC) obtained closure certification from the Ohio EPA for successfully remediating and capping the Bedford I Landfill. Prior to receiving closure certification, the landfill created a health and safety concern in the community (i.e. contaminated leachate flowing from the site). The site also discouraged market-based investments to the surrounding parcels. However, since its successful closure, the City and its partners are moving forward with plans to build a 200 acre business campus in the heart of Gahanna's Office, Commerce and Technology District.

At the center of this new campus will be an approximately 100 acre, premier \$1.3 million golf course facility. Complete with a view of the Columbus skyline, The Tartan Golf Academy at Central Park will be the ultimate teaching and learning center for golfers of all skill levels. The academy will feature a par 3 course, 75,000 square foot grass hitting area, 20 covered/heated hitting bays, a short game improvement area, 9 hole putting course, short course and a restaurant within the clubhouse. Tartan Golf Academy is scheduled to open in the Summer of 2009.

Surrounding the golf course is nearly 100 acres of prime real-estate, which is being split off into 12 developable parcels. In addition to the scenic views, a small ravine meanders throughout the campus. The map on page 11 identifies the golf course, developable parcels, conservation district and the recently completed extension of Tech Center Drive to the east. These parcels have extensive natural amenities that make them prime development amenities.

The extension of Tech Center Drive eastward is a significant step forward in developing Central Park. Along with a new arterial roadway, public utilities have been installed. This infrastructure includes the City's fiber-optic broadband network, which will help to provide residents and businesses with wireless Wi-Fi access to the internet. In addition to this new technology, businesses locating to Central Park can expect to benefit from their close proximity to Port Columbus International Airport, Downtown Columbus and their geographic location in Central Ohio.

When built out, Central Park is expected to create 4,000 new jobs in Gahanna. What had once been an environmentally hazardous area, unsuitable for development, is now ready to lead the region in sustainable commercial development.

Tech Center Drive Extension (Eastward)



Milestone Updates

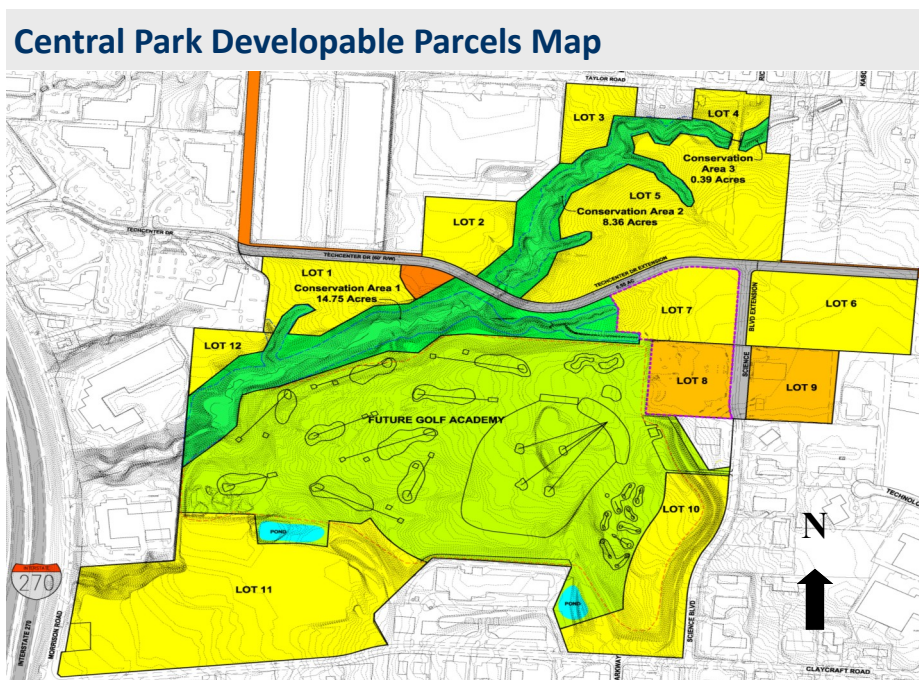
Central Park of Gahanna

Green Pointe:

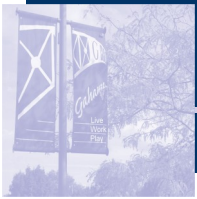
Green Pointe is an 11.61 acre infill-redevelopment project currently under development in the City of Gahanna's Office, Commerce and Technology District (OCT District). Working with its partner, Value Recovery Group II, the City is planning to transform a former Brownfield site into a shovel ready, Leadership in Energy and Environmental Design (LEED) advantaged site with all the utilities and infrastructure in place. Using environmentally sustainable practices, the site will earn approximately 21 LEED points before any structure is physically built. This will enable the project to obtain a minimum of Silver-LEED certification upon completion.

To fund this multi-million dollar investment, the City and its partner, Value Recovery Group II (VRG II), are pursuing various sources of funding. This pursuit included a competitive bid to secure one of 13 Job Ready Sites Grant issued in 2008. There were 54 qualified competitive applications for this grant of which the City of Gahanna did not make the final consideration. Nevertheless, we continue to aggressively market the site to potential developers interested in environmentally sustainable development.

When built-out, it is projected that Green Pointe will support up to 150,000 square feet of Smart Office space, create up to 1,500 new high-wage jobs and serve as a catalyst for future development in Central Park of Gahanna and the surrounding area.



Lot	1	2	3	4	5	6	7	8	9	10	11	12	Conservation District
Acreage	5.91	4.23	2.95	1.98	18.63	9.09	5.81	4.43	4.66	10.1	29.37	2.06	23.5



Economic Development

Accomplishments

Annexed property:

In 2008, the City of Gahanna annexed 44.623 acres of land. This land represents a small portion of Gahanna's entire territorial land mass. The amount of annexed land speaks to the active efforts of the Department to focus on the redevelopment of land instead of acquiring additional greenspace for development projects. The Department's redevelopment efforts help to mitigate Gahanna's land lock position and provide for significant development opportunities within the city. In addition, 38.2 acres of the annexed land became a part of Central Park of Gahanna. These parcels of land were strategically annexed to add to the amount of developable land within Central Park.

Olde Gahanna Parking Study:

On account of the many new developments in Olde Gahanna, a Parking Study was conducted in-house to determine if a parking shortage existed within Olde Gahanna. All existing parking spaces were counted, both public and private, to determine the existing supply. Based on an inventory of businesses, demand was calculated based on the figures from the Codified Ordinances of Gahanna. When taking the supply and demand into consideration, it was concluded that there was sufficient parking within Olde Gahanna to meet today's needs. However, despite the ample supply, the report made several recommendations that can promote the longterm sustainability of parking in Olde Gahanna.

1. **Manage Public and Private Parking in Olde Gahanna:** This is the key to any effective parking management strategy;
2. **Assess and Evaluate greater controls of on-street and off-street public parking areas:** This will allow the Department to determine what forms of parking control mechanisms would be the best for Olde Gahanna;
3. **Improve the Walkability of Olde Gahanna:** This will encourage individuals to get out of their cars and explore the downtown area by foot; and
4. **Provide for Increased Non-Vehicular Accessibility to Olde Gahanna:** This will assist with future infrastructural development to accommodate pedestrian and bicycle traffic.

Gahanna Wi-Fi

Over the past year the Departments of Service, IT and Planning & Development have been working to install new fiber-optic infrastructure throughout the community. When operational, this extensive network will provide area residents and businesses with increased broadband and wireless access to the internet. **In the Summer of 2009, Gahanna will be the first community in Central Ohio to have border to border Wi-Fi service available to everyone in the community.** This multi-million dollar improvement to Gahanna's broadband infrastructure is a strategic investment designed to maintain an attractive business climate in an increasingly interconnected and global economy.

Economic Development

Accomplishments

Port Columbus Area Growth Partnership:

Located less than 10 minutes from Port Columbus International Airport, the City of Gahanna stands to benefit a great deal from this natural economic development engine. In order to maximize development efforts around the airport, the City of Gahanna has partnered with the Columbus Regional Airport Authority and the cities of Columbus and Whitehall to form the Port Columbus Area Growth Partnership (Partnership). The Partnership was ratified by City Council in August 2008.

One of the primary objectives of the Partnership is to aggressively market developable sites around Port Columbus to regional, state and national business clusters. Equally important will be the coordination of public improvement projects between different jurisdictions. Information sharing is vital when strategically planning for the scale and scope of development currently being proposed by the Partnership.

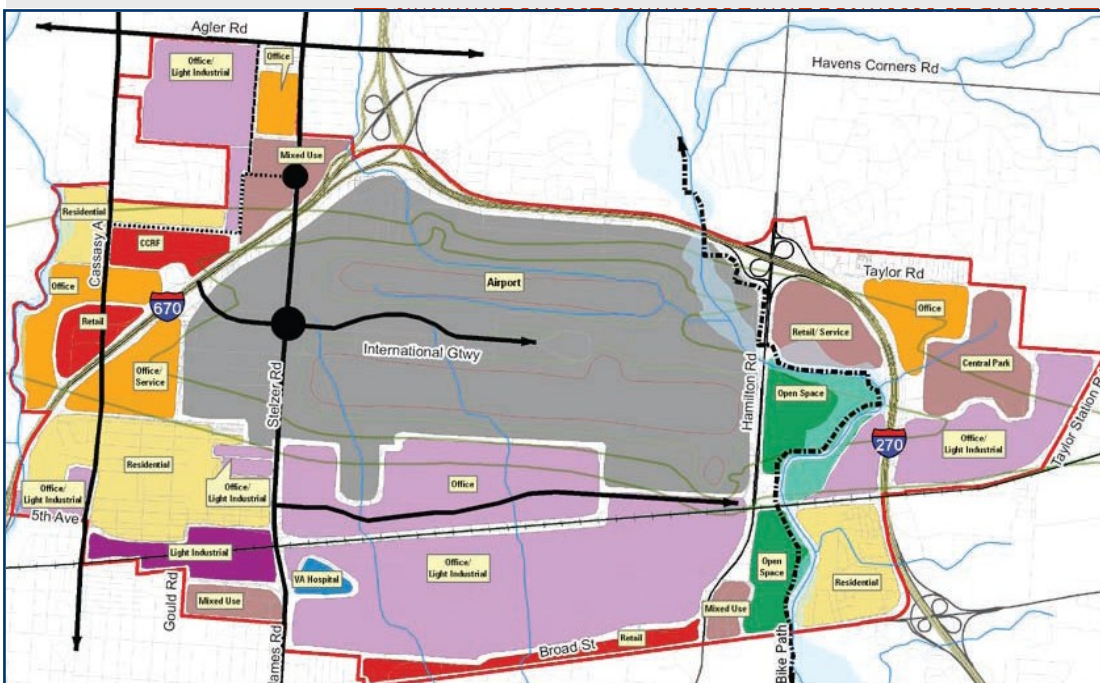
Targeted Market Clusters

- ◆ Transportation and logistics
- ◆ Advanced business services and information technology
- ◆ Advanced manufacturing
- ◆ Arts, entertainment and tourism

More recently, the Partnership applied for and received a Local Government Services and Regional Collaboration Grant from the State of Ohio for \$50,000. The grant will be used to investigate the feasibility of creating a multi-jurisdictional development corporation for this area. The over arching goal of this partnership is to make the area “a premier jobs center and to create and retain jobs for our citizens.” The level of cooperation is certainly trendsetting in Central Ohio and promises to make Gahanna more competitive in attracting high

paying jobs and capital investment to the community.

Conceptual Land Use Plan for Area Partnership





Economic Development

Accomplishments

Fiscal Impact Analysis and Economic Development Guidelines (EDG):

Over the past 10 years, Gahanna has grown to its corporate limits. This growth has prompted the City to re-examine its future economic development strategies. In July 2006, Gahanna partnered with Research Works to conduct a fiscal impact study. The yearlong process concluded that the City should make strategic investments in smart-growth, infill, and redevelopment projects in order to maintain economic stability and growth. Equally important was the development of a fiscal impact model. The model has been an invaluable tool in evaluating the benefits and costs of potential re/developments and incentive offerings in Gahanna. The Fiscal Impact Analysis and EDG was formally adopted by City Council on April 21, 2008. The following are *key recommendations* set forth in the EDG:

- ◆ Focus re/development efforts in economically underutilized areas and/or vacant sites.
- ◆ Develop specific development strategies for particular focus areas.
- ◆ Promote and encourage high-density, mixed-use projects and compact building design.
- ◆ Leverage local assets (i.e., Creekside Gahanna) to retain and attract new businesses to the community.
- ◆ Market site benefits of Central Park of Gahanna, including location, proximity to transportation centers and amenities, and access to the City's new high-speed wireless broadband network.
- ◆ Create a Business Visitation Program that accentuates Gahanna's competitive advantages.

2008 Parade of Homes:

Excitement abounded this year at the Building Industry Associations (BIA) 2008 Parade of Homes, as 7 beautiful and luxurious homes were on display at the Village of Hanna Farms on Reynoldsburg-New Albany Road from June 14th-29th. It was a homecoming of sorts, as this was the second time the City of Gahanna has hosted the BIA Parade of Homes. This year was particularly special because it was the first time a "green" (LEED certified) home was on display.



In order for this project to develop, a substantial amount of improvements had to be made to prepare the site. Infrastructure improvements included the widening of Clark State and Reynoldsburg New Albany Road and the installation of storm and sanitary sewers. Dollars were used to purchase an 8.9 acre wooded lot between Hannah Farms and the neighboring public park which includes a walking trail through the wooded lot to Hannah Farms Park. This allowed for a substantial stand of trees to be preserved.

The \$1.8 million in public improvement was financed through the creation of a Tax Increment Financing District. When built out, the 40.2 acre site will have 60 new single-family homes, with an average value of \$500,000. The TIF is projected to pay back the initial investment in public infrastructure and generate nearly \$7.8 million in additional revenue by 2021.

Projects like the 2008 Parade of Homes are only possible when public and the private sector work together. A TIF is just one of the many tools used by the Department to spur economic development in the community.

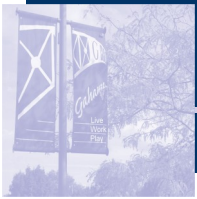
Economic Development

Business Retention & Expansion (BR&E)

Since nearly 80 % of new employment opportunities are generated from existing businesses in the community, the Department has developed a 9 Point Program to strategically address the needs of existing businesses, while simultaneously attracting new establishments to the community.

- ◆ To gauge the pulse of Gahanna's business climate and adequately address the needs, wants and interests of area businesses, the Department created a *Needs and Assessments Survey*. More recently a *BizTech Survey* was developed to measure the business community's interests in the City's provisional broadband services. Both surveys are available online and provide valuable insight to the department.
- ◆ Each year the Department provides area businesses with several networking opportunities including the annual *Groundhog Day Economic Forecast Breakfast* and bi-monthly *cOnneCT events*. Hosting such events allows businesses to engage one another, while planning for the future with Departmental Staff and elected City Officials.
- ◆ In 2007, Departmental Staff began to issue a monthly *Economic Development Newsletter* to area businesses. This informative newsletter highlights specific projects and milestones and keeps businesses up to date on major city projects.
- ◆ Since 1998, the Department has issued *Annual Progress Reports* to the Community. Reports are distributed through a variety of forums and highlight the significant progress being made to make Gahanna more competitive.
- ◆ Through the City's website, the Department markets available office, industrial, flex and retail space to potential prospects. This information gives business prospects updated real estate information to assist with site selection.
- ◆ To provide potential prospects with the most accurate and complete information regarding available office, industrial, flex and retail space, the City utilizes three local and regional *Real Estate Database Systems*. They include ExecutivePulse, SalesLogix, and Xceligent.
- ◆ The *City's Wi-Fi Connection* will soon provide all Gahanna businesses with increased broadband internet connection. It is a strategic investment in attracting companies to Gahanna that are reliant on high-speed internet connections to Gahanna.
- ◆ The Department offers three business incentives to retain and attract companies to Gahanna. They include tax abatement, tax increment financing and municipal income tax rebates.
- ◆ Attracting regional, state and national technology/information clusters is the focus of the Department's *T.I.D.E (Technology Industry Driving Expansion) Program*. The program is currently being utilized through the Port Columbus Area Growth Partnership to assist in attracting technologies to Central Park.

"In 2008, Gahanna received 2nd Place Honors for BR&E Program in a Small Community ."
Mid America Economic Development Council



Economic Development

Business Retention & Expansion (BR&E)

2008 BR&E Highlights:

The Department's BR&E 9 Point Program helped to attract several projects to the City of Gahanna, resulting in approximately \$18.7 million in new capital investment. It is important to note that many of these projects were infill and rehabilitation of existing buildings. This underscores not only the importance of Gahanna's BR&E Program, but demonstrates how the Department continues to adhere to the economic development guidelines established in the City's Fiscal Impact Analysis. The following briefly outlines each project and its significance.

NetJets Inc.

- ◆ Private business jet charter and management company located in Central Ohio.
- ◆ Will employ 395 employees at 800 Tech Center Drive and 775 Taylor Road for up to four years to accommodate the expansion of business operations in the region.
- ◆ Annual anticipated payroll: \$23,835,000.
- ◆ Project will fill large office vacancy (107,465 square feet) created when Alliance Data relocated out of Gahanna.
- ◆ Recipient of an Office and Industrial Rebate.

OSU Physicians, Inc

- ◆ Company comprised of several specialty physicians that are currently practicing medicine at The Ohio State University Medical Center.
- ◆ Will employ up to 70 employees.
- ◆ Annual anticipated payroll: \$6,000,000.
- ◆ Will significantly rehab a former big box store at 920 Hamilton Road, occupying 56,000 square feet.
- ◆ \$11 million in new capital investment.
- ◆ Recipient of an Office and Industrial Rebate.

R&K Investments:

- ◆ New Office and Warehousing Space (potentially 48,000 square feet) in Crossroads Commerce Center.
- ◆ Will employ up to 20 employees.
- ◆ \$2.4 million capital investment.
- ◆ Recipient of tax abatement.

JCS Investments:

- ◆ New Office and Warehousing Space (20,000 square feet) in Crossroads Commerce Center.
- ◆ Will employ up to 75 employees.
- ◆ \$1.1 million capital investment.
- ◆ Recipient of tax abatement.

Crossroads Commerce Center



Economic Development

Business Retention & Expansion (BR&E)

Scotts Lawn Care:

- ◆ New chemical distribution/training call center (15,000 square feet) at Crossroads Commerce Center.
- ◆ Will employ up to 10 employees.
- ◆ \$1.4 million capital investment.
- ◆ Recipient of tax abatement.

Next Level Fitness:

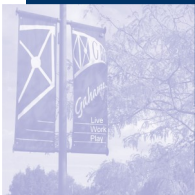
- ◆ Fitness Center and Training Facility (19,000 square feet) at Cross Roads Commerce Center.
- ◆ Will employ up to 5 employees.
- ◆ \$1.5 million capital investment.

BR&E Meet and Greet Program:

Working with the Mid Ohio Development Exchange (MODE), the Department has access to Xceligent, a regional real estate database that provides accurate and comprehensive data on the amount of office, industrial, and available flex space in City of Gahanna. The database is also able to track the number of businesses that move into a community.

To continue to reach out to the business community, the Department will be implementing a new initiative in 2009, the BR&E Meet and Greet Program. Each month the Development Staff will identify new businesses in the community and make a personal visit to the establishment. The personal visits to new businesses in Gahanna will help to establish a long term partnership with the company and assist in retaining them in our community.

MODE is comprised of community and business leaders in Central Ohio who are committed to fostering economic growth in the region. This is accomplished through collaborative , as well as networking opportunities with economic development professionals. More specifically, Gahanna received leads from the Columbus Chamber of Commerce and has access to several real estate databases/internet programs.



Economic Development

Programs

Community Reinvestment Area (CRA) Program

The Community Reinvestment Area (CRA) program was established by the State of Ohio General Assembly in 1969 as a way to assist municipalities attract new businesses and investment to their community. Allowing businesses to forgo paying real property taxes on new capital investment for a definite period of time (typically between 10 and 15 years), businesses agree to create and/or retain a certain number of jobs and payroll. The benefit of which is received by the City through local income tax generation. Gahanna has four active CRA districts. Properties located in each of those districts are either eligible or currently receiving tax abatement from the City. For additional information, please see map on page 19.

In 2008, the CRA Database was significantly restructured to improve the way data on tax abated properties is collected and retained. This has resulted in better management of the CRA Database, as well as the efficient production of annual reports for local and state agencies. Since taxes are assessed on the previous year, the following is a brief report on the 2007 CRA Program.

2007 CRA Summary Report:

In 2007 the four CRA Programs created and/or retained 4,257 jobs in the community, the majority of which exist in CRA districts 1 and 4 (1,711 and 2,026 respectively). This represents \$142.7 million in new capital investment. Currently there are 140 properties receiving tax abatement. As the table below illustrates, the property tax abatement program continues to be a tremendous tool to help attract new jobs and capital investment to the City of Gahanna.

2007 CRA Report Summary Table

CRA	Abated Properties	Total Project Investment	Total Reinvestment Subject to Exemption	Total Savings Due to Abatement	Projected Jobs Created	Full Time Employees	Part Time Employees	Total Number of Employees
1	110	70,923,364	51,965,100	1,369,205	1,190	1,525	186	1,711
2	2	\$3,547,759	\$2,383,600	\$70,583	102	139	7	146
4	16	61,225,716	50,853,215	1,581,674	822	1,909	117	2,026
5	12	\$7,085,929	\$5,969,900	\$161,309	180	296	78	374
Total	140	\$142,782,768	\$111,171,815	\$3,182,771	2,309	3,869	388	4,257

In 2008, the City was a recipient of a \$1 million EPA Revolving Loan Fund (RLF) which will allow us to provide funding to property owners to carry out cleanup activities at these Brownfield sites. When loans are repaid, the loan amount is returned to the fund and re-lent to other borrowers, providing an ongoing source of capital within our community. A key challenge to Brownfield cleanup and redevelopment is overcoming the financial barriers associated with developing a potentially contaminated site because private lenders are often reluctant to provide loans for these projects. Through this program, the City seeks to encourage stakeholders to leverage the resources needed to clean up and redevelop Brownfields.



Economic Development

Programs

Community Improvement Corporation (CIC):

In 2008, the CIC explored the possibility of creating a Special Improvement District (SID) in Olde Gahanna, specifically along Granville and Mill Street. A SID is a special assessment on property taxes that pay for additional community services. Working with the Department, the CIC hired a consulting firm to determine if business owners in Olde Gahanna were interested in formulating a SID. While the study concluded that a SID was not viable at the present time, the CIC's efforts underscore the organization's ability to identify a need in the community and develop strategies to address it.

In addition to issuing grants to several local organizations including Gahanna Events Inc, Gahanna Historical Society and the Gahanna-Lincoln School District, the CIC purchased the property at 181 Granville Street. The purchase of this building was in line with the CIC's objective to increase alternative sources of funding for the organization.

At the present time, several tenants are located at 181 Granville, including the Gahanna's Convention and Visitor's Bureau, Chamber of Commerce and Gahanna Events Inc.

In the second half of 2008, the CIC underwent an internal planning process to align the Strategic Goals and Objectives of the organization with that of the Department of Planning & Development. From that process it was recommended that the CIC:

- ◆ Support the Gahanna Department of Development in promoting and marketing existing businesses and attracting new business to the community.
- ◆ Enhance its capacity to meet its mission.
- ◆ Maximize the impact of CIC funds.
- ◆ Access new sources of funding for the CIC to implement strategic projects.

The Gahanna Community Improvement Corporation (CIC) is a non-profit organization comprised of community and business leaders that reside in the city. The CIC is committed to advancing, encouraging, and promoting the industrial, economic, commercial and civic development of Gahanna. The organization is funded through a portion of the City's Lodging Tax.

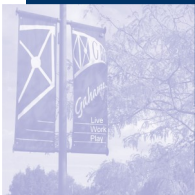
181 Granville Street



OGCP

Olde Gahanna Community Partnership

Department of Planning & Development 21



Community Development

Building: Accomplishments

Year in Review

The Building Division experienced nearly steady growth during 2008 in the number of permits issued despite the economic challenges and uncertainty that has gripped most of the nation. Other than the spikes in valuation of construction caused during 2006 and 2007 by the Creekside project, valuation of construction during the past few years has remained relatively constant. This steady growth lead to an increase of 123,000 square feet of building area within the city. This new space provides the opportunity for new business and industry to locate within Gahanna. This also helps to increase employment opportunities, as well as an increased tax base for the community.

The Building Division oversaw the development of 181 new projects, amounting to nearly \$25 million in new investment in the community. This included 30 new structures and 151 alterations or additions begun during 2008. As the areas for residential growth are being built out, we are experiencing higher quality smaller residential developments, the result of which has been the construction of 20 new homes. With the residential component of the Creekside project nearly complete, the first residential units of the development will be ready for occupancy in the coming year.

During 2008, the Building Division expanded the use of their software system, computerized over 10 years of permit records, and organized and recorded over 40 years of construction documents to provide improved record storage and retrieval along with improved permit and inspection records. These improvements have helped to make the Building Division more efficient and provide better service to the community.

Building Inspections in 2008

Building, Mechanical, Structural & Other	2,020
Plumbing	418
Electrical	704
Total Inspections	3,142

Building Activity in 2008

Total number of permits	1,203
Total number of inspections	3,142
Total Permit Fees	\$308,857.27
Total Revenue	\$326,507.27
Total Expenditures	\$333,815.45

Building Projects Summary for 2008

Alterations		Number	Estimated Costs
	Commercial	62	\$10,280,963
	Residential	89	\$3,089,532
	Subtotal	151	\$13,370,495
New Builds			
	Commercial	7	\$4,231,00
	Industrial	3	\$2,225,000
	Residential	20	\$5,088,850
	Subtotal	30	\$11,544,850
Total		181	\$24,915,345

Inspections

In 2008, the Building Division conducted a total of 3,142 inspections. Of these, 2,020 were building, mechanical, structural and related inspections, 704 were electrical, and 418 were plumbing inspections. The majority of the inspections were conducted by City personnel, with the assistance of contract inspectors. The plumbing inspections were performed by the Franklin County Board of Health, Plumbing Division.

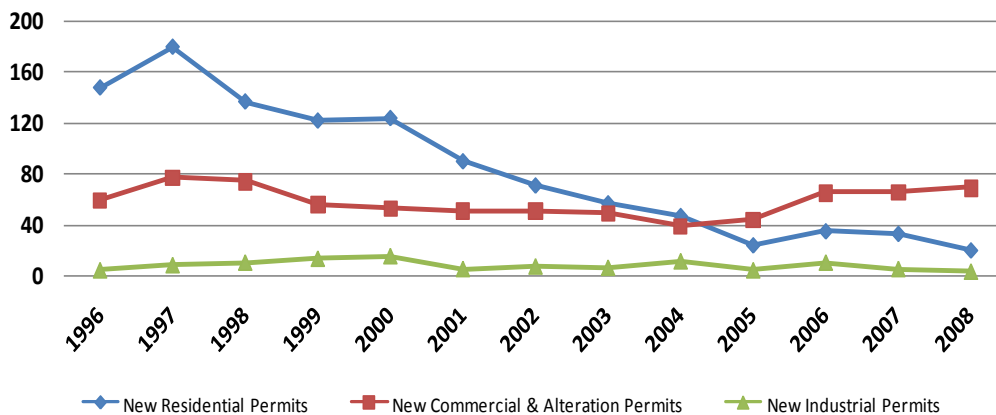
Community Development

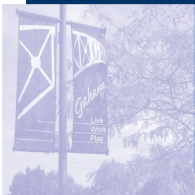
Building: Activity

Since 1996, the Building Division has kept track and reported annually on the number of building permits and valuations for commercial, residential and industrial properties, including new buildings and alterations. By graphing this information, the Department is able to more effectively analyze trends in economic growth and development. For instance, over the last decade the City has seen a decline in the number of single-family homes being built in the community. This decrease is attributed to the fact that major plots of developable land, suitable for residential development, are no longer available. This observation is confirmed in both the number of permits and total valuations for residential properties. That being said, other sectors remain strong including commercial and industrial development.

Over the past 12 years, the City has seen a steady investment in commercial and industrial activity. This is reinforced by the graphics below and the next page. The exception, however, was the development of Creekside. Between 2005 and 2007 there was a noticeable increase in permits and capital investment related to the Creekside project. This has given way to more reasonable levels of development one might expect in a community where infill and redevelopment projects are the focus of investment.

Building Permits Issued from 1996 to 2008



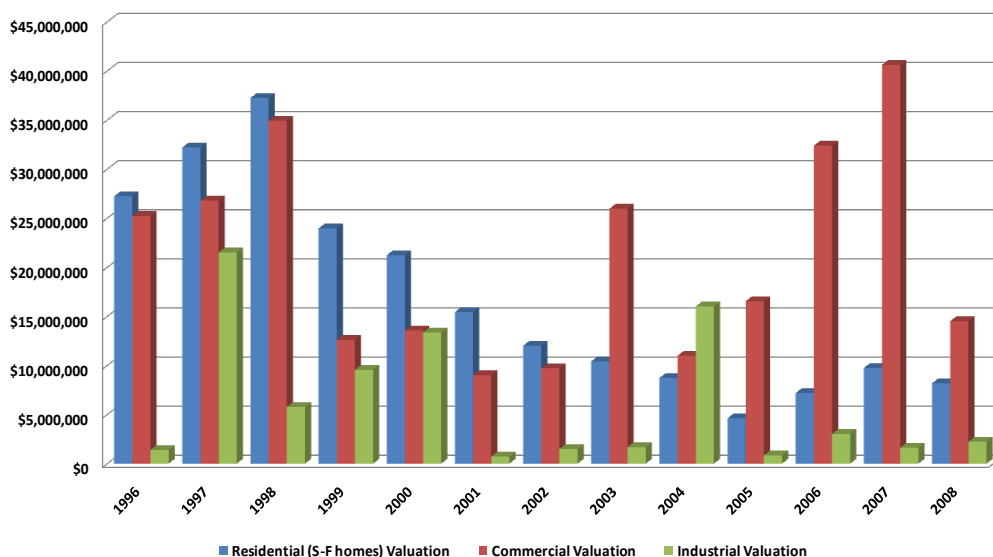


Community Development

Building : Activity

In the future, commercial and mixed-use development projects will drive investment in the community. That is why Gahanna must aggressively market development opportunities, and at the same time retain, expand and attract new businesses to the City. The Department's holistic approach toward economic development will make this possible.

Building Valuations from 1996 to 2008



Completed New Commercial/Multifamily Construction

Over the last year, 10 new commercial/multifamily construction projects were completed, adding an additional 124,512 square feet of developable space in the community. See below for a brief description of each project.

Creative Housing:

- ◆ Housing, 7,160 sq ft
- ◆ 243 N Hamilton Rd

JCS Investments:

- ◆ Office, 20,000 sq ft
- ◆ 735 Cross Pointe

R & K Investments:

- ◆ Office, 12,000 sq ft
- ◆ 675 Cross Pointe Rd

Next Level Fitness:

- ◆ Gym, 18,710 sq ft
- ◆ 720 Cross Pointe Rd

Sort & Pack:

- ◆ Industrial, 34,500 sq ft
- ◆ 650 Taylor Station Rd

Shred-It:

- ◆ Industrial, 11,000 sq ft
- ◆ 1370 Research Rd

Stonybrook Medical Office Building:

- ◆ Medical Offices, 20,303 sq ft
- ◆ 5175 Morse Rd

Whit's Frozen Custard:

- ◆ Restaurant, 839 sq ft
- ◆ 121 S Stygler Rd

Annual Development of Excellence Award Winners

Best New Medical Office

Pizzuti Development for
Stonybrook Medical Office Building
5175 Morse Road
20,303 Total Square Feet
Architect: Glavan Fehér Architects, Inc.



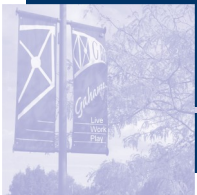
Best New Multi-Tenant Development

Dr. Maria Van Huffel, DDS
960 N. Hamilton Road
14,027 Total Square Feet
Architect: Glavan Fehér Architects, Inc.

Best New Housing

Creative Housing for
Apartments at Stoneridge
243 N. Hamilton Road
7160 Total Square Feet
Architect: Berardi + Partners





Community Development

Planning & Zoning: Accomplishments

Olde Gahanna Vision Plan:

The Department is working with Bird Houk Collaborative and the Gahanna community to build on our new heart for Olde Gahanna, Creekside Gahanna. The *Olde Gahanna Vision Plan* and *Downtown Design Standards* will provide design guidelines, review processes and code updates to improve the overall character of the community. The Vision Plan and Design standards are being formulated through a comprehensive planning process. Based on input from stakeholders, members of the Gahanna community, the plan focuses on the

- ◆ Develop system to make public parking areas more visible to motorists, as well as encourage shared parking in Olde Gahanna.
- ◆ Implement urban design and strategies to promote safe vehicular, pedestrian and multi-modal connectivity and circulation within Olde Gahanna.
- ◆ Implement streetscape improvements, such as light fixtures, sidewalks, curbs and gutters.
- ◆ Enhance gateway features that will identify motorists and pedestrians they are entering Olde Gahanna.
- ◆ Extend general commercial zoning regulations along Granville Street to the edge of the district.
- ◆ Encourage public art be strategically located throughout Olde Gahanna.
- ◆ Promote a mixture of housing types.
- ◆ Develop a unified marketing campaign to promote Olde Gahanna.

Code Update:

New codes adopted by City Council include the Personal Wireless Service Facilities (Chapter 1181) and the Residential Temporary Storage Units (Chapter 1173) Code. Prior code did not address Personal Wireless Service Facilities in a comprehensive way. The Code was created, because the City expects to have more application requests regarding cell towers in the future. And while temporary storage units are not currently a major problem in Gahanna, Chapter 1173 was a proactive way to regulate the time, place and manner of temporary storage unit code before they became an issue.

Additional code revisions included Sections 1163.07 and 1109.08 respectively. Code Section 1163.07 Parking Spaces for People with Disabilities, was amended to bring the City's requirements into conformance with the laws of the State of Ohio. Code Section 1109.08, Public Areas, was amended to more clearly define the purpose of parkland dedication, the amount of parkland dedication necessary, method of calculation, criteria for the land to be dedicated, and the time at which the parkland dedication is to occur.

Community Development

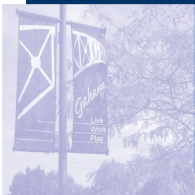
Planning & Zoning: Activity

Planning & Zoning Highlights: 2008

- ◆ 90% of Final Development Plans submitted were approved by Planning Commission in only one public hearing.
- ◆ Planning and Zoning collaborated with the Building Division on final inspections to ensure that the built environment is compliant with the planned environment. Before any Occupancy Permits are issued, inspections are conducted and the results are relayed to the Building Division.
- ◆ Improved code enforcement through the addition of a part time Code Enforcement Assistant.
- ◆ There were no Zoning related appeals to the Board of Building and Zoning Appeals.

Zoning Applications in 2008

Application Type	Submitted	Approved	Pending	Revenue
Community Sign Applications	51	51		n/a
Conditional Use Applications	5	5		\$500.00
COA Design Review	22	21	1	\$1,809.49
COA - Signage	50	48		\$1,680
Exemption Applications	5	5		n/a
Fence Permits	94	94		\$2,350.00
Final Development	9	9		\$4,000.00
Final Plat	0			
Floodplain Use	1	1		\$50.00
Home Occupation	3	3		\$150.00
Preliminary Plat	0			
Sign Permits	71	68		\$3,400.00
Subdivision w/o Plat	10	10		\$1,125
Temporary Sign Permits	89	89		n/a
Variance	9	9		\$2,550.00
Zoning Change	16	16		\$4,950.00
Total	435	429	1	\$22,564.49

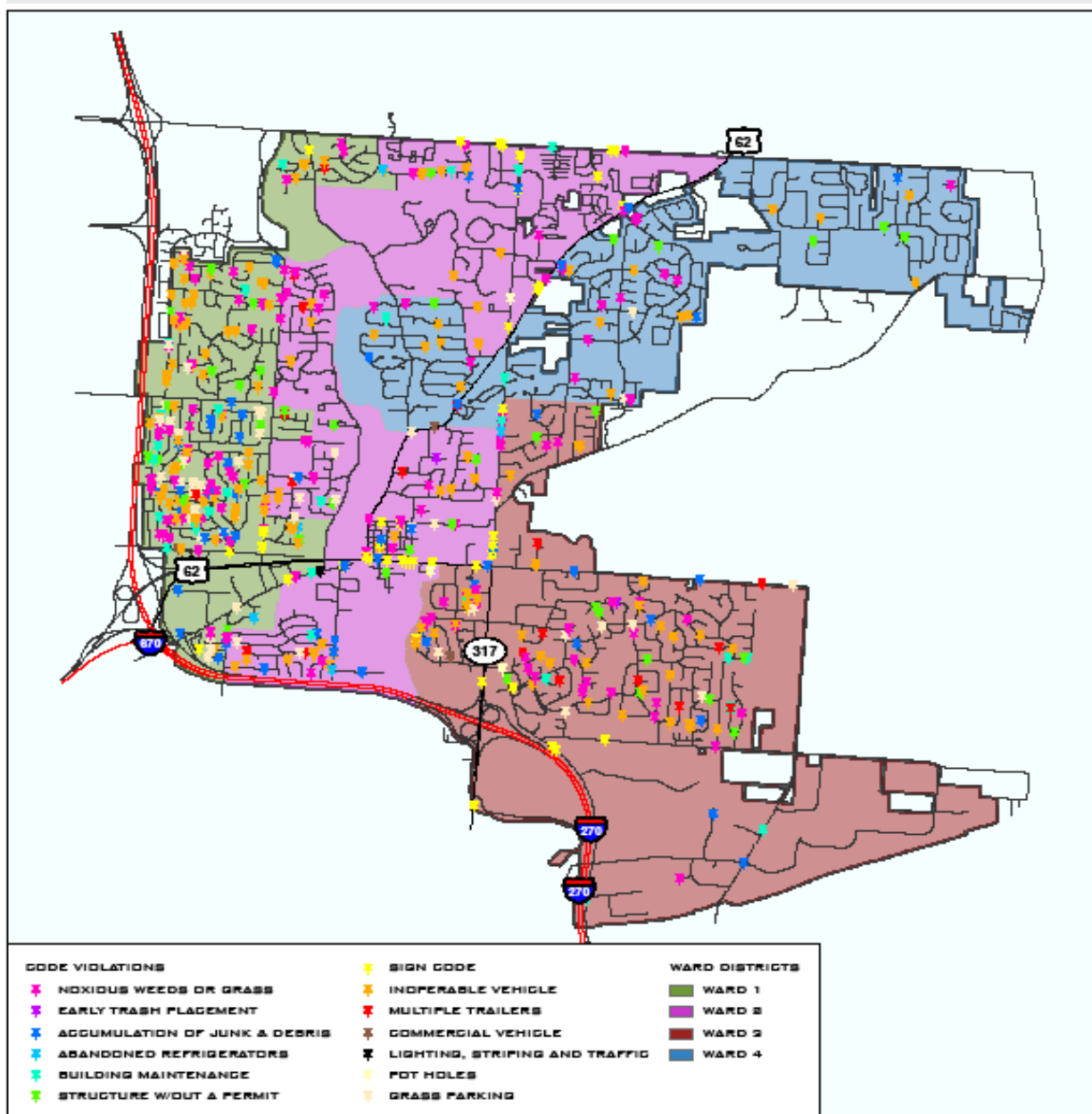


Community Development

Planning & Zoning: Code Enforcement

Code Enforcement is comprised of one full-time Code Enforcement Officer and one part-time Code Enforcement Assistant. Staff enforce City ordinances in each of the community's four wards. In 2008, staff processed a total of 1,387 code enforcement cases, an increase of 21 percent from the previous year. While 703 violations were issued, most of which for inoperable vehicles, weeds and high grass (please see Table on page 29). Each year code violations are tracked using Geographic Information Systems (GIS) technology to allow staff to identify violation trends, maintain historical data and anticipate future enforcement needs.

Code Enforcement Violations Map for 2008



Community Development

Planning & Zoning: Code Enforcement

Additional responsibilities include the confiscation of prohibited signs in the City's right-of-way. In 2008, Code Enforcement removed 3,188 prohibited signs, logging 13,395 miles traveled (please see Table below). The number of signs pulled increased by 31 percent from 2007, which can be partially attributed to the 2008 Primaries and Presidential Election and the part-time officer who was hired to enforce the City's ordinances over the weekend.

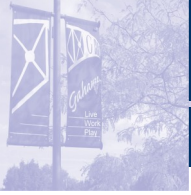
Violations Issued in 2008

Violation Type	Ward				Total
	One	Two	Three	Four	
Abandoned Refrigerators	4	3	1	0	8
Accumulation of Junk & Debris	34	23	22	6	85
Building Maintenance	16	10	8	6	40
Commercial Vehicle	2	2	1	0	5
Early Trash Placement	0	1	1	0	2
Grass Parking	40	13	10	2	65
House Numbers Required	0	0	0	0	0
Inoperable Vehicle	85	31	35	17	168
Lighting, Striping and Traffic	1	0	0	0	1
Multiple Trailers	4	6	11	1	22
Noxious Weeds or Grass	100	27	48	23	198
Pot Holes	0	3	1	0	4
Sign Code	8	40	12	1	61
Structure without Permit	16	8	13	7	44
Total	310	167	163	63	703

Prohibited Signs Pulled in 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Count	218	120	175	210	338	464	367	356	208	324	235	173	3,188
Mileage Logged	1,135.8	1,137.4	1,552.3	1,232.0	1,261.2	1,501.2	1,223.6	791.4	735.3	1,021.0	810.7	993.6	13,395.5

Prohibited signs in the public right-of-way are pulled by Code Enforcement Staff



Departmental Spotlight

Awards and Recognition

The following awards and recognition are a testament to the Department's commitment to building a diverse community and business friendly environment in Central Ohio, where people truly live, work, play and *retire*!

Top 20 Best Place to Retire Recognition

Black Enterprise Magazine

- ◆ Gahanna ranked in the top 20 cities nationwide.
- ◆ Communities ranked based on overall quality of life, healthcare, taxes, leisure, arts and cultural opportunities.

"Planning for All" Award

Ohio Planning Conference: Central Ohio Section

- ◆ Award recognized Creekside Gahanna as a built project of high merit that positively improves the quality of life for all Gahanna residents.

"Environmentally Sustainable Project of the Year"

Ohio Planning Conference: Central Ohio Section

- ◆ Award recognized Gahanna for the successful capping and closer of the Bedford I Landfill.
- ◆ TGM Golf & Management is currently developing the site into a premier golf academy, complete with clubhouse and views of the Columbus skyline.

Business Retention & Expansion: 2nd Place Award

Mid America Economic Development Council (MAEDC)

- ◆ Recognized for the City's Business Retention & Expansion Initiative.
- ◆ 9 Point Program addresses needs of business located in Gahanna, while simultaneously attracting new establishments to the community.

Finalist for Municipal Excellence Award

National League of Cities (NLC)

- ◆ Creekside Gahanna was one of 19 finalists for the NLC Municipal Excellence Award.
- ◆ Award recognizes municipal programs that positively impact the community's quality of life.

Featured Community in Columbus Monthly Suburban Section

- ◆ Each year a suburban community is featured in the November publication.
- ◆ Gahanna was recognized in 2008 for strategically leveraging its natural assets, such as the Big Walnut Creek.
- ◆ This was the second time Gahanna was featured in the past five years.

Departmental Spotlight

Partner Programs

Gahanna Events, Inc (GEI) is the major cultural arts and events organization in the City of Gahanna. Formed in 1999, GEI is a registered 501c4 non-profit organization. Serving the community for going on 10 years, GEI has become an integral part of Gahanna's economic development strategy to attract and retain residents and businesses to the community. Events hosted by the GEI promote civic involvement and instill a sense of pride in the community. Events can have a positive impact on the economy by bringing revenue into the local economy. Tourism dollars are said to turn over 7 times in a community, generating additional tax dollars helping to keep taxes lower. The two major annual events produced and hosted by GEI this year included the *Creekside Blues & Jazz Festival* and *Holiday Lights! Parade and Festival*.

Creekside Blues & Jazz Festival

One of the most highly anticipated and widely attended events in Central Ohio each year is the Creekside Blues & Jazz Festival (CBJF). Celebrating its 10th Anniversary, more than 85,000 people packed Olde Gahanna for three days of music, food and fun. From June 19th-21st, people enjoyed more than 60 hours of music from 45 renowned entertainers, on one of three community stages.



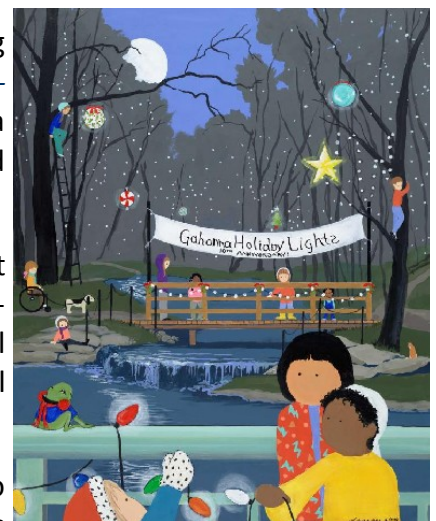
In 2008, the CBJF saw a 40% increase in local television coverage and 189% increase in media and publicity values. Overall, the CBJF generated 5,044,577 print impressions in a variety of media outlets including newspapers and magazines, giving the event and Gahanna more exposure to Central Ohio Businesses.

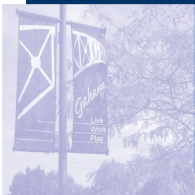
Holiday Lights! Parade and Festival

To kick off the holiday season, more than 40,000 people gathered along streets of Olde Gahanna for the 10th *Annual Holiday Lights! Parade and Festival* on November 29, 2008. Since its inception, Holiday Lights! has become a tradition for many area residents and people throughout Central Ohio. And this year was the biggest and most spectacular ever.

In addition to the *Storytime Character Breakfast* which entertained a sold-out audience in the Olde Gahanna Sanctuary, the Holiday Lights! Parade and Festival featured *The Game Truck*, a mobile gaming station for children of all ages to enjoy. According to event planners, *The Game Truck* brought several new visitors and excitement to Mill Street during the day.

That evening the parade featured approximately 100 entries; the most to date! Entries included horse drawn wagons, professionally designed floats and six high school marching bands.





Our Gahanna Family

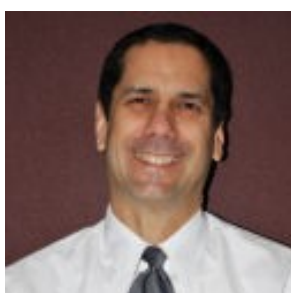
Departmental Staff



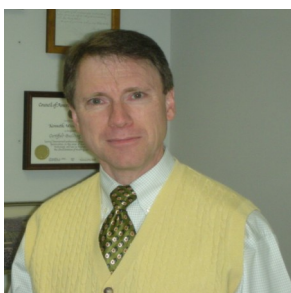
Sadicka White, Director of Planning & Development, has been with the City for 11 years, but has dedicated over 25 years to the public sector. Prior to her tenure in Gahanna she spent 7 years as the Assistant City Manager in Worthington and was employed by the City of Lima as a City Planner and Public Works Director. Sadicka holds a B.A. from Ohio Northern and a Masters in Administration from the University of Dayton. Sadicka is also certified as an Economic Development Finance Professional.



Anthony Jones, Deputy Director of Planning & Development, began working for the City in June 2008. Before coming to Gahanna, Anthony served as the City of Toledo's economic development specialist for two years in the development department. There, he worked to revitalize the city's downtown. Anthony holds a B.A. in Business from Bowling Green State University and an M.A. in Economics from the University of Toledo.



Matt Huffman, Community Development Planner and Manager, has been with the city for four years. Before coming to Gahanna, he worked with the City of Dublin. Matt holds an M.A. in City and Regional Planning from The Ohio State University. Matt is the City's representative for the Gahanna Convention and Visitors Bureau and the Olde Gahanna Community Partnership executive boards. Matt holds professional designation from the American Institute of Certified Planners.



Ken Fultz, Chief Building Official, has been in his current position for over two years. Prior to taking the position, Ken worked under contract for the City for nearly 18 years as the City's Building Official, while also assisting other Central Ohio communities' building departments. Ken holds a degree in Architectural Engineering from Penn State. He is a registered professional engineer and holds Ohio certifications as a Building Official, Plans Examiner, Building Inspector, and Residential Building Official.



Bonnie Gard, Planning and Zoning Administrator, has been with the City for 13 years, nine of which were in this position. Bonnie holds a B.A. in Classical Humanities from The Ohio State University. Before coming to Gahanna, Bonnie worked for 15 years in the retail industry in Florida.

Our Gahanna Family

Departmental Staff

Michael Frey, Building and Heating Inspector, has been with the City for over two years. Prior to coming to Gahanna, Mike has 25 years of commercial and residential construction experience. Mike holds a degree from the Belmont County Joint Vocational School. He is certified as a Building Inspector and Residential Building Official by the State of Ohio.



Brian Reynolds, Code Enforcement Officer, has been with the City for seven years. His duties include addressing code violations complaints for the City of Gahanna. Brian holds a B.A. in Criminology from The Ohio State University. He is a member of the International Code Council.



Courtney Shisler, Code Enforcement Assistant, has been with the City since November 2008. Prior to coming to Gahanna, she was employed by the State of Ohio Bureau of Workers' Compensation as a Criminal Investigator/Special Agent. Her experience includes code investigations, Injured Worker and Health Care Provider fraud investigations and Internal Affairs investigations.

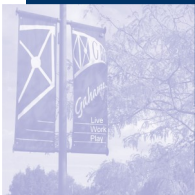


Fredena Williams, Building and Zoning Secretary, has been with the City for over four years. Prior to coming to Gahanna, Fredena worked as a Benefits Administrator for Anthem Blue Cross and Blue Shield for fourteen years and as a Preschool Teacher at Genessee Avenue Daycare for four years. She holds a degree in Business Administration from Oklahoma Christian University. She is a member of the Permit Technicians of Central Ohio.



Jeannette Hines, Building and Zoning Assistant Secretary, has been with the City for two years. Prior to coming to Gahanna, Jeanette worked for J.C. Penney's for 23 years. Retired for two years, Jeanette volunteered at Mt. Carmel East Women's Center before returning to the workforce.



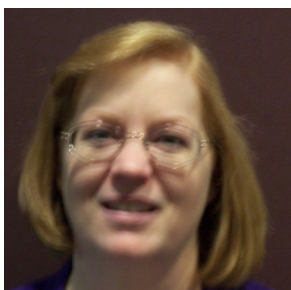


Our Gahanna Family

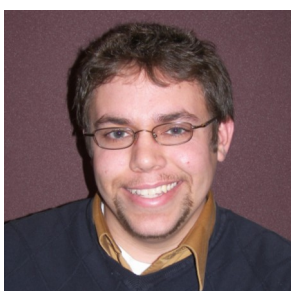
Departmental Staff



Birgit Hixon, Building and Zoning Assistant Secretary, has been with the City for two years. Prior to coming to Gahanna, she worked as a Pharmacy Technician in Germany. Upon moving to the states, Birgit entered the banking field as a Teller and Teller Supervisor at Wesbanco and then Kemba Company.



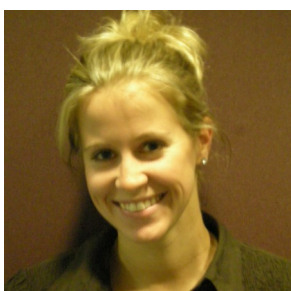
Sharon Patterson, Administrative Assistant, has been with the City since January 2009. She holds degrees in Secretarial Science and American Sign Language Interpreting. Before coming to Gahanna, Sharon worked at the home office of Donato's Pizza for 7 years and the City of Bexley for 12 years.



Rickie Yeager, Economic Development Intern, has been with the City for two years. He is a graduate student at The Ohio State University, pursuing Master Degrees in City & Regional Planning and Geography. Before coming to Gahanna, Rickie was a policy analyst for the Mississippi Smart Growth Project in Harrison County, MS and co-developed *A Community Plan for Eastern Harrison County*, Mississippi. Rickie holds a B.A. in Geography from Ohio State.



Claire Jennings, Planning and Development Intern, has been with the City for over a year. She is a graduate student at The Ohio State University, pursuing a Master's Degree in City & Regional Planning. Claire holds a B.A. in Political Science from Indiana University. Prior to coming to Gahanna, Claire worked for the National Opinion Research Center as a survey specialist for four years.



Amanda Waples, Planning and Development Intern, has been with the City since September 2008. She is a graduate student at The Ohio State University, pursuing a Master's Degree in City & Regional Planning. Amanda was born and raised in rural Ontario, Canada, and holds a B.A. in Government from The University of Texas at Austin. Prior to joining the City's team, Amanda has held positions in the Ontario Legislature as well as jobs related to transportation planning in both the public and private sectors in Texas.

Continuing Education

Departmental Staff Training

Conferences Attended

Conference Title	Location	Attendee(s)
O.B.O.A Joint Conference	Toledo	Ken Fultz, Mike Frey
Brownfields 2008	Detroit	Matt Huffman
International making Cities Livable	Santa Fe	Matt Huffman
Columbus Metropolitan Library strategic vision	Columbus	Matt Huffman
Blacklick Watershed	Columbus	Matt Huffman
ReBuild Ohio	Columbus	Matt Huffman
Sustainable Codes	Columbus	Matt Huffman
Key Fundamentals of Management	Columbus	Matt Huffman
Ohio Code Enforcement Association (OCEOA)	Columbus	Bonnie Gard, Brian Reynolds
American Planning Association National Conference	Las Vegas	Rickie Yeager
Restoring Our Prosperity	Columbus	Rickie Yeager
The Leadership and Development Conference for Women	Columbus	Bonnie Gard
Ohio-Kentucky-Indiana Regional Planning Conference	Louisville	Sadicka White, Amanda Waples



CITY OF GAHANNA

Community Profile

Did you know?

Gahanna was ranked by Money Magazine as one of the 100 Best Places to Live in 2007! Equally exciting, Gahanna was named one of the Best 20 Places to Retire by Black Enterprise Magazine in 2008!

Did you know?

The City of Gahanna is conveniently located in Central Ohio:

5 minutes to Port Columbus International Airport

10 from downtown Columbus

15 minutes from Rickenbacker International Airport

Adjacent to the Conrail & CSX railroad

Easily accessible to highways I-270, I-71, I-70, I-670 and US 62

Did you know?

Gahanna is home to approximately 34,355 people and one of the most diverse suburban communities in Central Ohio:

86.5 % White

8.1 % Black

3.3 % Asian

1.3 % Hispanic

Did you know?

The median age in Gahanna is 36.5 years old:

71.1% of population is greater than 18 years of age.

8.7 % of population is over 65 years of age.

Did you know?

There are approximately 7,000 students enrolled in the Gahanna-Jefferson School District (www.gahannaschools.com), of which there are:

7 Elementary Schools

3 Middle Schools

1 High School

Private educational institutions located in Gahanna include:

The Columbus Academy (www.columbusacademy.org)

Gahanna Christian Academy
(www.gahannachristianacademy.com)

St. Matthew (www.stmatthew.net)

Columbus State College (branch) (www.csc.edu)

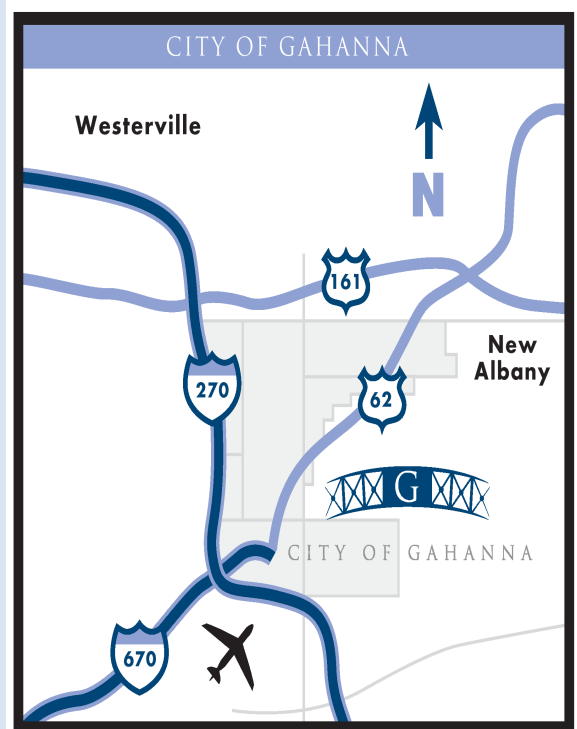
Mount Vernon Nazarene University (branch)
(www.mvnu.edu/ags/gahanna.edu)

Everest Institute (www.everest.edu/campus/gahanna)

Did you know?

Gahanna is the Herb Capital of Ohio

To learn more please visit www.ohioherbcenter.org





Did you know?

There are 11,999 Households in the City of Gahanna:

Median Household Size is 2.7 people

Median Household Income is \$70,200 (2005 estimate)

Median Home Value is \$185,100 (2005 estimate)

Median Rent is \$682

Average age of Housing Stock is 22 years

Did you know?

Gahanna has 13,263 Housing Units:

73.6% (9,759) are Single Family

21.6% (2,859) are Multi-Family

Of those housing units, the City has a 3.2% vacancy rate.

Approximately 30% of all housing units were built since 1990

Did you know?

The crime rate is less than 1 percent of the national average:

Police reports are made on less than 7% of calls made

Police Department call response time is about 8 minutes

Fire Department call response time is under 4 minutes

Did you know?

The following financial institutions reside in the City:

Benchmark Bank – Corporate Office Headquarters
(www.benchmark-bank.com)

Chase (www.chase.com)

Fifth Third (www.53.com)

Heartland Bank – Corporate Office Headquarters
(www.heartlandbank.com)

Huntington (www.huntington.com)

KEMBA Credit Union – Corporate Office Headquarters
(www.kemba.org)

Key Bank (www.key.com)

National City (www.nationalcity.com)

Park National (www.parknationalbank.com)

Powerco Credit Union (www.powercocu.org)

Telhio Credit Union (www.telhio.com)

Wesbanco Bank (www.wesbanco.com)

US Bank (www.usbank.com)

Did you know?

The City's municipal income tax rate is one of the lowest in Central Ohio at 1.5%. Sales and Use tax is 6.75%. Personal Property tax:

Gahanna-Jefferson is \$101.59/1000

Gahanna-Columbus is \$101.44/1000

Gahanna-Jefferson Township is 99.61/1000

Did you know?

Gahanna is home to a number of annual/well attended events:

Creekside Blues & Jazz Festival (June)

Freedom Festival (July 4th)

Holiday Lights (November)

Did you know?

The City is committed to providing its residents with the best level of services:

Wi-Fi - DHB Networks (city wide by March 2009)

Electricity – American Electric Power

Natural Gas – Columbus Gas of Ohio

Water – City of Columbus

Sewer – City of Columbus

Refuse & Recycling – Rumpke

Phone – SBS

Cable – Wide Open West (WOW), Insight, Time Warner

Did you know?

Gahanna is a business friendly community that offers the following business incentives:

Office and Industrial Rebate

Tax Abatement (for properties located in one of five Community Reinvestment Areas)

Tax Increment Financing (TIF)

Did you know?

The community is home to over 700 acres of parks and reserves, along with a robust City Recreation Program:

4 athletic complexes

4 community parks (with more than 50 public facilities and attractions)

9 neighborhood parks (.5 mile service area)

12 mini parks (.25 miles of rec. space or less)

Dog Park

Gahanna Woods State Nature Preserve (50 acres)

The B.A.S.E at Shull Park (Bike and Skate Escape)

Major existing and proposed bikeways and nature paths

Other recreation opportunities and facilities managed by Parks & Recreation include:

Gahanna Senior Center

Ohio Herb Education Center

Gahanna Municipal Golf Course

Hunter's Ridge Community Pool and the

Gahanna Swim Club

To learn more about Gahanna's parks and recreational opportunities, please visit www.gahanna.gov.

Did you know?

The City of Gahanna is committed to improving the quality of life of all its residents, through economic development.

To learn more about Creekside Gahanna, a new mixed-use development in the heart of the City, please visit www.creeksidegahanna.com

To learn more about Central Park, a new business campus under construction in the City's Office, Technology and Commerce Park, please visit www.gahanna.gov.





For more information, please contact:

**City of Gahanna
Department of Planning & Development**

200 South Hamilton Road
Gahanna, OH 43230
Phone: (614) 342-4015
Fax: (614) 342-4111

www.gahanna.gov/development

Best Wishes for Continued Success in 2009!